

ORDINANCE NO. 030612-27

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED NORTHEAST OF BURLESON ROAD, SOUTHEAST OF MCCALL LANE AND WEST OF U.S. HIGHWAY 183 SOUTH IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLANNING AREA FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT, LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT, INDUSTRIAL PARK-NEIGHBORHOOD PLAN (IP-NP) COMBINING DISTRICT, GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT, AND RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) COMBINING DISTRICT, INDUSTRIAL PARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (IP-CO-NP) COMBINING DISTRICT, RURAL RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT, AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No.C14-03-0039, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One. From limited industrial services-neighborhood plan (LI-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, industrial park-neighborhood plan (IP-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, and rural residence-neighborhood plan (RR-NP) combining district to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, industrial park-conditional overlay-neighborhood plan (IP-CO-NP) combining district, rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district, and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district.

A 179.81 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, and

Tract Two. From limited industrial services-neighborhood plan (LI-NP) combining district to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district.

Lot 1, Alvin Benner Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Plat Book 46, Page 4, of the Plat Records of Travis County, Texas, (the "Property")

locally known as the property northeast of Burleson Road, southeast of McCall Lane and west of U.S. Highway 183 south, in the City of Austin, Travis County, Texas and generally identified on the map attached as Exhibit "A".

PART 2. The Property is subject to Ordinance No. 021010-12c that established the Southeast neighborhood plan combining district.

PART 3. The following conditional overlay applies to Property that has an open waterway with an upstream drainage area between 64 acres and 320 acres that existed on October 10, 2002:

The building setback is 50 feet on either side of the centerline of an open waterway. Improvements permitted within the setback are limited to utility crossings, hike and bike trails, driveway crossings and roadway crossings, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 4. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on June 23, 2003.

PASSED AND APPROVED

____ June 12 _____, 2003

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Gustavo L. Garcia

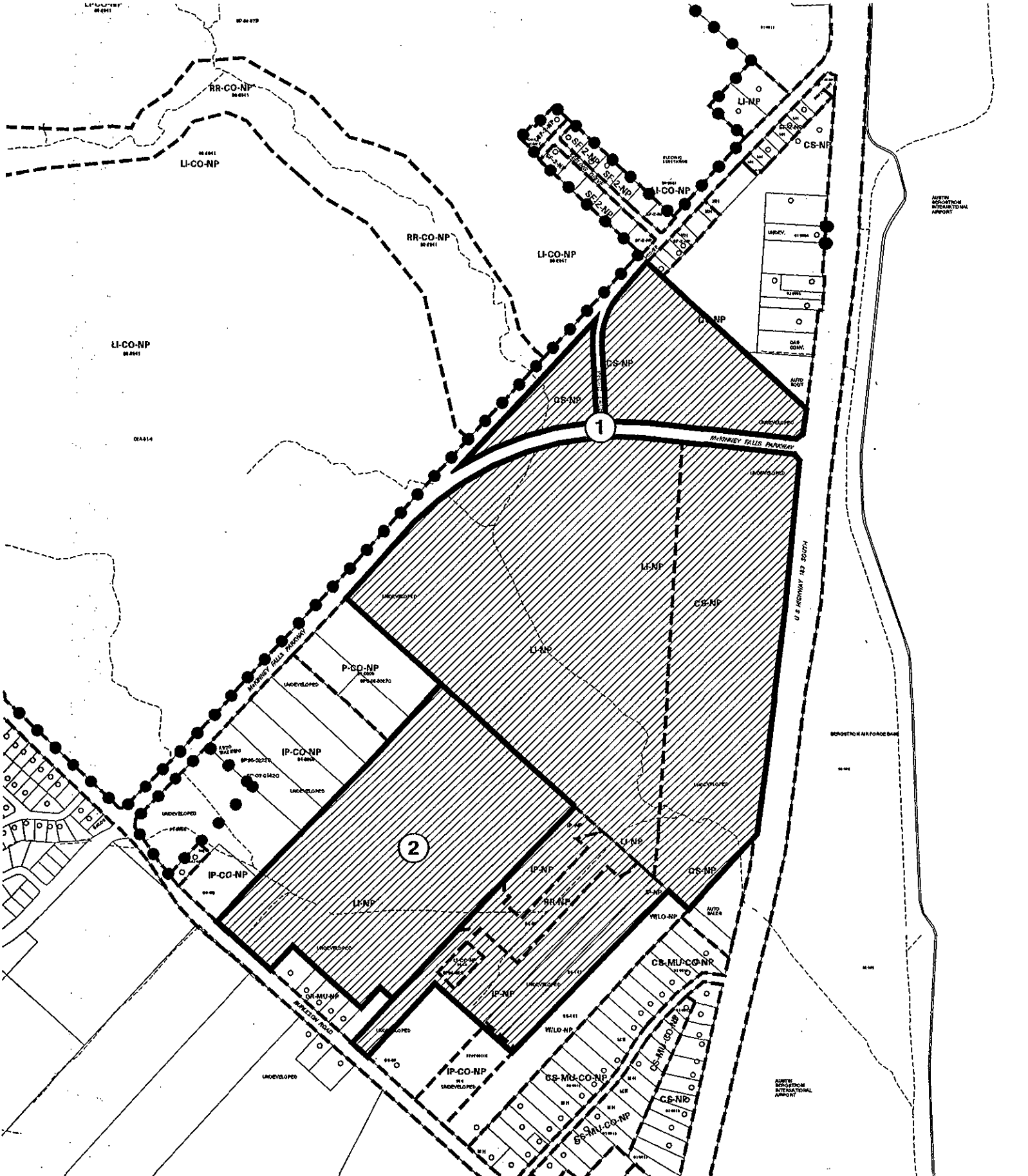
Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown for
Shirley A. Brown
City Clerk



 1" = 800'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	ZONING EXHIBIT A CASE #: C14-03-0039 ADDRESS: NE OF BURLESON RD, SE OF MCCALL LANE & W OF US HWY 183 SOUTH SUBJECT AREA (acres): N/A		CITY GRID REFERENCE NUMBER 'M15-17 L15-1' 6
		DATE: 03-05 INTLS: SM		